

Well presented, two bedroom family home with large garden in the North Dordogne walking distance to a village



INFORMATION

Town:	Saint-Pardoux-la-Rivière
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	165 m ²
Plot Size:	3855 m ²

IN BRIEF

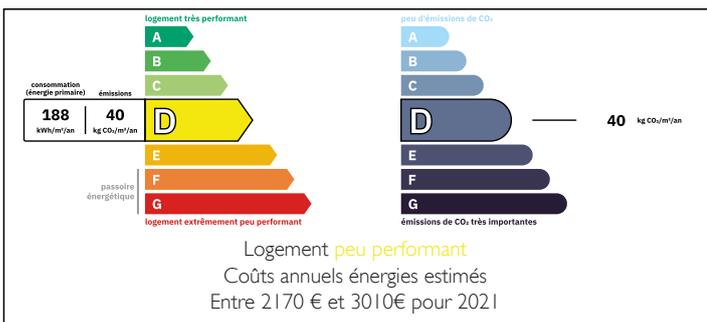
Charming stone built, two bedroom home that exudes character.

Fully double glazed and also benefits from an external wall insulation system, a conforming septic tank and enough land for animals and/or to be self sufficient or room for a swimming pool.

All within walking distance to a busy village which offers a supermarket, bakery, florist, newsagents and multiple bars and restaurants.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This clean, much loved and cared for property is found in the middle of a large garden which has a separate garage, carport for three cars and two access points from a very quiet lane.

The long driveway leads you into a well presented house with no works needed. The septic tank conforms to the regulations and the house has been fully insulated .

Inside you will find modern kitchen with separate boot room and utility room.

You then are welcomed by a large open plan living space 60m2 with a downstairs wc and shower room.

Upstairs you will be surprised by a large master suite with bathroom and walk in dressing room and access to the balcony.

The second bedroom is accessed via an ante room that could be used as an office but is currently used as another bedroom, both with access to the balcony and terrace to enjoy your morning coffee.

The nearest airport is approx 50kms
The nearest train station with direct access to Paris is also approx 50kms

For more information please contact the agent.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES